



Gardner Court, Emery Avenue, Gloucester

Gloucester

£185,000

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Gloucester

BRAND NEW BLOCK OPEN TO VIEW, CALL NOW TO BOOK YOUR VIEWING! 01452 726443

This stunning FIRST FLOOR apartment with allocated parking space with a ELECTRIC CAR CHARGING POINT, vinyl flooring to kitchen with integrated electric double oven and hob and washing machine.

Plot 288 is a 2 bedroom first floor apartment situated on the exclusive Earls Park development and walking distance to Gloucester Outlet Village based within Gloucester Docks. This superb property comprises of a kitchen / living room with integrated electric double oven and hob and washing machine, two bedrooms, master with en-suite and a family bathroom. Further benefits include UPVC double glazing, gas central heating, PARKING SPACE with ELECTRIC VEHICLE CHARGING POINT and NHBC warranty.

*T's and C's apply

Council Tax Band: TBC

Management fees: £98.70pcm

125 year lease

NO GROUND RENT

Approximate rental value of £975pcm, please contact Michael Tuck Lettings in Gloucester 01452 543200 for more details

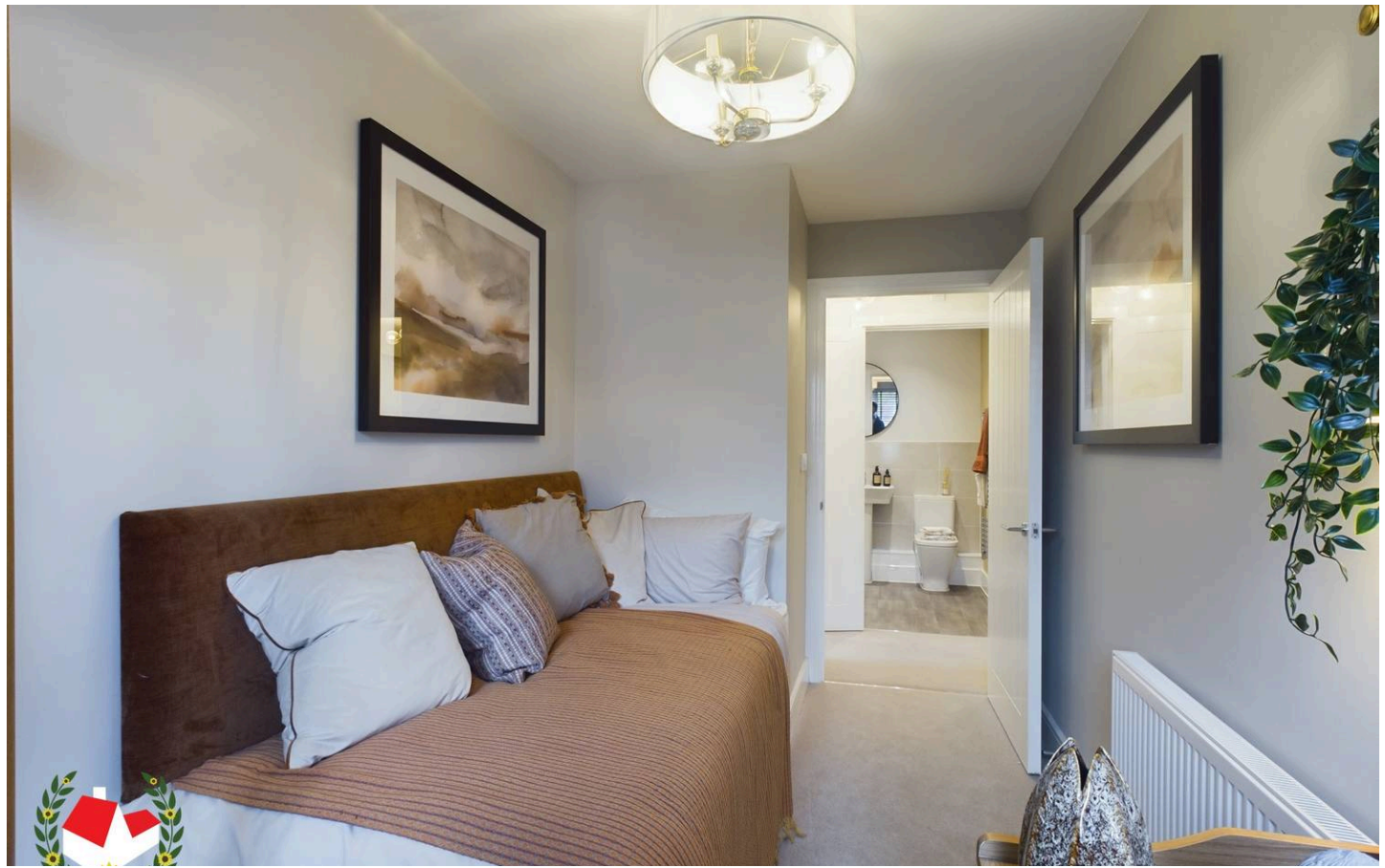


Additional Information

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains • Broadband – BT OPENREACH fibre to premises

Lease Information

NO GROUND RENT 125 Year Lease £1184.44 management fee per annum (includes Building Insurance)





PLOTS 284, 287, 290

Living Area	5953 (max) x 2890 (max)	19' 6" (max) x 9' 6" (max)
Kitchen Area	3125 x 2000	10' 3" x 6' 7"
Bedroom 1	4190 (max) x 3100 (max)	13' 9" (max) x 10' 2" (max)
Bedroom 2	4190 x 1835	13' 9" x 6' 0"

PLOTS 285, 288, 291

Living Area	5953 (max) x 3003 (max)	19' 6" (max) x 9' 10" (max)
Kitchen Area	3238 x 2000	10' 7" x 6' 7"
Bedroom 1	4190 (max) x 3100 (max)	13' 9" (max) x 10' 2" (max)
Bedroom 2	4190 x 1835	13' 9" x 6' 0"

PLOTS 286, 289, 292

Living Area	5903 (max) x 3598 (max)	19' 4" (max) x 11' 10" (max)
Kitchen Area	3048 x 2050	10' 0" x 6' 9"
Bedroom 1	4190 (max) x 2900 (max)	13' 9" (max) x 9' 6" (max)
Bedroom 2	3403 (min) x 1965	11' 2" (min) x 6' 5"



EARLS
— II —



MICHAEL TUCK
ESTATE & LETTING AGENTS



Michael Tuck Land and New Homes

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